

# Sales Particulars



## 'Newsagents with Off License'

Llanelli Ref NA 140



### Price

**Business & Property: £225,000 (Reduced from £250,000)**

**Business:** A rare opportunity to acquire a busy town centre Newsagents with the benefit of an Off License and a Full Lottery Service. The business also has a Paypoint facility and retails confectionary and tobacco. The business has a thriving daily newspaper delivery service. The business has a GP of £115,000 pa.

The property currently has a spacious one bed flat over the shop.

The business is being sold with an additional plot of land adjacent to the property (approx 2,000 sq ft) that would increase the footprint and allow for expansion.

This additional land would allow the shop to increase in size fourfold. This increase in size would mean that the business could operate as large convenience stores and possibly double the turnover.

**Location:** Well located very close to the town centre and all facilities on a main road in this large West Wales coastal town.

### Financial Details:

Weekly Sales: £10,000 plus lottery and Paypoint commissions

### Tenure:

Freehold

Rates: TBA



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[www.Arrow-Business.co.uk](http://www.Arrow-Business.co.uk)

3 Cross Street Gorseinon Swansea SA4 4BU Tel: 01792 419569

Email: [enquiries@arrowproperty.co.uk](mailto:enquiries@arrowproperty.co.uk)

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**Premises:**

The ground floor shop unit (approx 550 sq ft) is fully fitted out with trade shelving and racking. Accommodation consists of a first floor one bedroom (en-suite) flat with open plan kitchen and lounge. The flat can be accessed via the shop or can be self contained with access via an outside door.

**Shop and additional land**

**Viewing:** To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on **01792 419569** let us know when you would like to visit and we will make the arrangement.

**Offers:** All offers are for the freehold, goodwill, fixtures and fittings and should be made to this office.

**Finance:** If you need help or advice please let us know and we will put you in touch with our Finance Department specialising in helping fund purchase of these types of businesses.

**Disclaimer: Please Note:** The notes contained herein are for the intended general guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any other details are given without responsibility on the part of Arrow Business Sales or their vendor client and any intending purchasers should not rely on them as statements or representatives of facts. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer or otherwise. Arrow Business sales do not make or give any warranty whatsoever in relation to the businesses and/or the property described herein.





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